



City of San Antonio
Cliff Morton Development and Business Services Center
1901 South Alamo Street
San Antonio, Texas 78204

PLANNING COMMISSION MINUTES

☞ September 11, 2013 ☞

2:00 P.M.

Roberto R. Rodriguez, *Chair*
Donald Oroian, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
Daniel D. Kossl
Zachary Harris

Kevin Love
George Peck
Marcello Diego Martinez

Citizens may appear before the Planning Commission to speak for or against any item on this agenda, in accordance with procedural rules governing Planning Commission meetings. Questions relating to these rules may be directed to the Development Services Department at (210) 207-1111. Please note that citizen comments are limited up to three (3) minutes per person and may change as needed. Please plan to attend the meeting fifteen (15) minutes prior to the scheduled time.

DISABILITY ACCESS STATEMENT - This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

DECLARACIÓN DE ACCESIBILIDAD - El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-1111 o al 711 (Servicio para personas con problemas auditivos Texas Relay)

For additional information on any item on this agenda, please call (210) 207-1111.

1. **1:30 P.M.** - Work Session, Tobin Room

A. Agenda items may be discussed (Development Services Department)

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code

2. **2:00 P.M.** - Call to Order, Board Room

3. Roll Call - Present- R. Rodriguez, Kossl, Love, Peck, Martinez, A. Rodriguez, Harris, Oroian, Sherrill.

4. Citizens to be heard

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:

Public Hearing and Consideration of the following Plats, Variances, Planned Unit Development (PUD) plans, Street Rename, Appeals, Land Transactions, Adoption and Amendments of the Neighborhood, Community and Sector Plans as Components of the Master Plan, and other items as identified below.

Combined Hearing

Plats

5. **110380:** Request by Lennar Homes of Texas Land and Contruction Ltd., for approval of a major plat to subdivide a 35.147-acre tract of land to establish the **Alamo Ranch Units 20&21, Phase III** Subdivision, generally located southeast of the intersection of Lone Star Parkway and Stonewall Hill. **Staff recommends approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department)
6. **130042:** Request by Vanessa Hurd for approval of a major plat to replat a 5.684-acre tract of land to establish the **San Antonio Children's Museum** Subdivision, generally located northeast of the intersection of Broadway and Brackenridge Avenue. **Staff recommends approval.** (Luz Gonzales, Planner, (210) 207-7898, Luz.Gonzales@sanantonio.gov, Development Services Department.)
7. **130094:** Request by Cordi Marian Sisters, Inc., for approval of a major plat to replat a 11.6484-acre tract of land to establish the **Cordi-Marian Retreat Center No. 2** Subdivision, generally located east of the intersection of Wild Pine and Diego Lane. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)
8. **130216:** Request by San Antonio Independent School District for approval of a major plat to replat a 64.088-acre tract of land to establish the **Burbank High School Replat** Subdivision, generally located northeast of the intersection of Edwards Street and Boehmer Avenue. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)
9. **130468:** Request by San Antonio Independent School District for approval of a major plat to replat a 30.263-acre tract of land to establish the **Sam Houston High School** Subdivision, generally located north of the intersection of East Houston Street and Sapphire. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

Land Transactions

10. **S. P. 1674:** Consideration of a Resolution supporting and recommending City Council approval for the closure, vacation and abandonment of a 0.3304 acre portion of River Road Public Right of Way located between East Ashby Place and Hwy 281 North, adjacent to NCB 3053 in Council District 1, as requested by Borden Park LP. (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Capital Improvements Management Services)
11. **S. P. 1714:** Consideration of a Resolution supporting and recommending City Council approval to declare as surplus and sell to Rosa V. Duque a 0.045 acre tract of unimproved City-owned property located on Cottonwood Avenue, adjacent to NCB 2842 in Council District 5. (Martha Almeria, (210) 207-6970, malmeria@sanantonio.gov, Capital Improvements Management Services)

12. **S.P. 1756** – Consideration of a Resolution supporting and recommending City Council approve a request to close, vacate and abandon a 0.9183 acre unimproved portion of Ackard Place located between NCB 9457 and NCB 9456 in Council District 3 as requested by Bexar County. (Mary L. Fors, (210) 207-4083, mary.fors@sanantonio.gov, Capital Improvements Management Services.
13. A request by the Parks and Recreation Department, for approval of a Resolution recommending Council authorization to acquire parcels of land along San Antonio creekways in order to develop linear parks in accordance with the Parks Development Expansion Venue Project, approved by voters in 2000, 2005 and 2010. Proposed land acquisitions include approximately 40 acres of primarily floodplain property located along Salado and Culebra Creeks in NCB 10845, 13485, 13486, and 18820. Parks and Recreation Point of Contact: Andrew Blouet (Andrew.blouet@sanantonio.gov; 207-2270)

Comprehensive Master Plan Amendments

14. **PA 13046:** A request by Brown and Ortiz, PC, for approval of a resolution to amend the future land use plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 2.308 acres of land out of NCB 11851, located at the southwest corner of Harry Wurzbach Road and Urban Crest Drive from “High Density Residential” to “Medium Density Mixed Use”. Staff recommendation pending. (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)

Ian Benavidez, Planner, presented combined hearing items and recommended approval.

Chairman R. Rodriguez asked for a motion to approve items on the combined hearing as presented.

Motion: Commissioner A. Rodriguez to approve items on the combined hearing as presented.

Second: Commissioner Oroian

In Favor: Unanimous

Opposed: None

Motion Passes

Individual Hearing

Plat

15. **120339*:** Request by AGI Kinder Ranch Unit-1, Ltd., for approval of a major plat to subdivide a 22.76-acre tract of land to establish the **Kinder Ranch AGI, Unit-1 (Enclave)** Subdivision, generally located southwest of the intersection of Kinder Parkway and Prospect Creek. **Staff recommends approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department)

Commissioner Kossel left the boardroom at 2:10 p.m. for recusal purposes.

Ian Benavidez, Planner, presented the item and recommended approval.

Motion: Commissioner Peck
Second: Commissioner Oroian
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner KossI reentered the boardroom at 2:12 p.m.

Time Extensions

080586: Request by IH-10 Loop 1604 Partners, Ltd., for a three (3) year time extension in accordance with Section 35-432(h)(3) of the City of San Antonio's Unified Development Code (UDC), for the **Regal Hills Amending Subdivision**, generally located southeast of the intersection of IH-10 and Loop 1604. **Staff recommends approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department)

Commissioner Love left the boardroom at 2:12 p.m. for recusal purposes.

Ian Benavidez, Planner, presented the item and recommended approval.

Ashley Farrimond, Applicant, available for questions.

Motion: Commissioner Oroian
Second: Commissioner KossI
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Love reentered the boardroom at 2:15 p.m.

Comprehensive Master Plan Amendment

16. **PA 13037:** (Continued from the August 28, 2013 Planning Commission meeting): A request by Felipe Hinojosa, for approval of a resolution to amend the future land use plan contained in the Midtown Neighborhoods Neighborhood Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 1.66 acres of land out of NCB 2021, located at 1310, 1316, 1322, and 1326 West Ashby Place and 329 Cincinnati Avenue from "Low Density Residential" to "Public Institutional". **Staff recommends approval.** (Tyler Sorrells, AICP, Planner, (210) 207-7395, tyler.sorrells@sanantonio.gov, Department of Planning and Community Development)

Tyler Sorrell, AICP, Planner, presented the item and recommended approval.

Felipe Hinojosa, Applicant/Representative for St. Ann's Catholic Church, was available for questions.

Citizens to Speak:

Cosima Colvin, spoke in opposition.

Motion: Commissioner Martinez
Second: Commissioner Peck
In Favor: Unanimous
Opposed: None
Motion Passes

Comprehensive Master Plan Amendment

17. **PA 13045:** A request by Brown & Ortiz, for approval of a resolution to amend the future land use plan contained in the San Antonio International Airport Vicinity Land Use Plan a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 0.7774 acres of land out NCB 11714 located at 9503 Lorene Lane from "Low Density Residential to "Community Commercial", in City Council District 1. Staff recommendation is denial. (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov , Department of Planning and Community Development)

Commissioner Oroian left the boardroom at 2:48 p.m. for recusal purposes.

Robert Acosta, Planner, presented the item and recommended denial.

James Griffin, Applicant, was available for questions.

Motion: Commissioner Kossl made a motion to deny staffs recommendation of denial and to approve the applicant's request.
Second: Commissioner Love
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Oroian reentered the boardroom at 2:52 p.m.

Comprehensive Master Plan Amendment

18. **PA 13047:** A request by City of San Antonio, for approval of a resolution to amend the future land use plan contained in the West/Southwest Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the use of approximately 48.842 acres of land out of NCB 34449, located at 1600 feet northeast of the intersection of Leslie Road and Westwood Loop Road, from "Suburban Tier" to "Civic Center". Staff recommends Approval. (John Osten, Senior Planner, (210) 207-2187, john.osten@sanantonio.gov , Department of Planning and Community Development)

John Osten, Senior Planner, presented item and recommends approval.

Hector Reynosa, Applicant, available for questions.

Citizens to Speak:

Robert Ivy, spoke in opposition.

Motion: Commissioner Kossl made a motion for a continuance until the next Planning Commission Meeting on September 25, 2013.

Second: Commissioner Love
In Favor: Unanimous
Opposed: None
Motion Passes

Land Transactions

19. ~~S.P. 1665~~ Consideration of a Resolution supporting and recommending City Council approval to declare property owned by the San Antonio Water System as surplus to the needs of the City, and authorizing SAWS to dispose of a 5.96 acre tract of land and a 12.31 acre tract of land located at State Highway 151 and Potranco Road, commonly known as Albertson's in Council District 6. (Mary L. Fors, (210) 207 4083, mary.fors@sanantonio.gov, Capital Improvements Management Services) –
Postponed by Staff

Other Items

20. (Continued from the August 28, 2013 Planning Commission meeting for commissioner comment and discussion): Discussion of proposed revisions to the Establishment and Governance document for the Technical Advisory Committee.

Commissioner Peck made a recommendation for the changes to be returned to sub committee before being heard by the Planning Commission for any formal action and that the original sub committee be reconvened with the addition of Commissioner Oroian.

21. Approval of the minutes for the August 28, 2013 Planning Commission meeting.

Motion: Commissioner Martinez
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

22. Director's report - City Council Action Update (Planning Commission items sent to Council).

None

23. Adjournment.

There being no further business, the meeting was adjourned at 3:37 p.m.

ATTEST:


John P. Jacks, Executive Secretary

APPROVED


Roberto R. Rodriguez